



REGENT RD

LOSTOCK



Backing onto Regent park golf course and within an easy five minutes stroll of Lostock Railway Station, discover this four bedroom semi-detached bungalow that boasts a classic, timeless style.

Drive along the leafy Regent Road and pull up along the shared driveway of Number 114, where private parking is available.

Step inside and discover a light, bright and spacious true bungalow with neutral palette throughout.

Stash your coat in the entrance lobby and explore...







Heading right, from the hallway, relax in the light and bright lounge, where views over the leafy front garden greet you through the bay window. Furniture is centred around a feature brick arched fireplace with electric fire inset within offering a warming focal point.

Soft green carpeting seamlessly flows through the archway to the dining area with matching décor linking the spaces.

Set before the side bay window is space for a dining table and chairs, perfect for family feasting.





Just off the dining area, peep through to the kitchen where white wall and base cabinets are topped with a coffee coloured tile. Integrated within, an electric oven, grill and 4-ring gas hob. There's plumbing too for a free-standing dishwasher.

Next door, a utility/sun room set beneath a glazed conservatory roof offers space for a washing machine and tumble dryer. A glazed UPVC door provides access to the garden.





Back in the hallway, to the rear of the home, discover the fourth bedroom, currently utilised as a second sitting room.

The French doors open out onto the rear garden, providing the perfect backdrop to unwind and escape from the stresses of daily life.







The bungalow has three more generously sized bedrooms, all of which are conveniently located providing easy access and comfort.

To the front of the home the main bedroom comes decorated in soft sage/cream with coving and picture rails adding a sense of classic elegance and refinement. The room is flooded with light courtesy of the bay window that looks out over the lush green lawn, creating a tranquil and calming environment that is perfect for rest and relaxation.





To the opposite side of the kitchen, discover two further double bedrooms, both looking out over the rear garden.



Next to the sitting room, the bathroom features a WC, modern wall hung vanity, complete with ample storage space for toiletries and a luxurious Jacuzzi bathtub perfect for a relaxing soak. Stone-coloured wall tiling adds a neutral backdrop complementing the sleek fixtures and finishes.



To the rear of the home, next to bedrooms two and three discover the contemporary shower room with vanity wash hand basin, WC and separate shower enclosure.

Stone coloured tiling, similar to the bathroom features a mosaic glass tile band that adds a touch of visual interest and texture to the space.



# Garden Escapes

Sweeping around three sides of the house, a lush and meticulously maintained lawn provides ample space for outdoor living and entertaining.

Bordered by landscaped flower beds, to the side and rear, bursting with a variety of colours and textures, mature hedges provide privacy, creating the perfect oasis.

The golf course at the rear of the garden creates a tranquil and natural backdrop that adds to the sense of serenity and calm that permeates the property.

Host an outdoor barbecue on the Indian stone paved patio or simply bask in the sun and enjoy the tranquil beauty of your surroundings.

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## Near & Far

A peaceful prime location, yet so close to transport links, amenities and schools: within five-minutes' walk, arrive at Lostock Railway Station for convenient transport links into Manchester and beyond. Commuting is simple, with connections to the M61 only five minutes' drive from the door.

Regent Park Golf Course is just behind, for those looking to improve their handicap or across the road, Bolton Golf Course too.

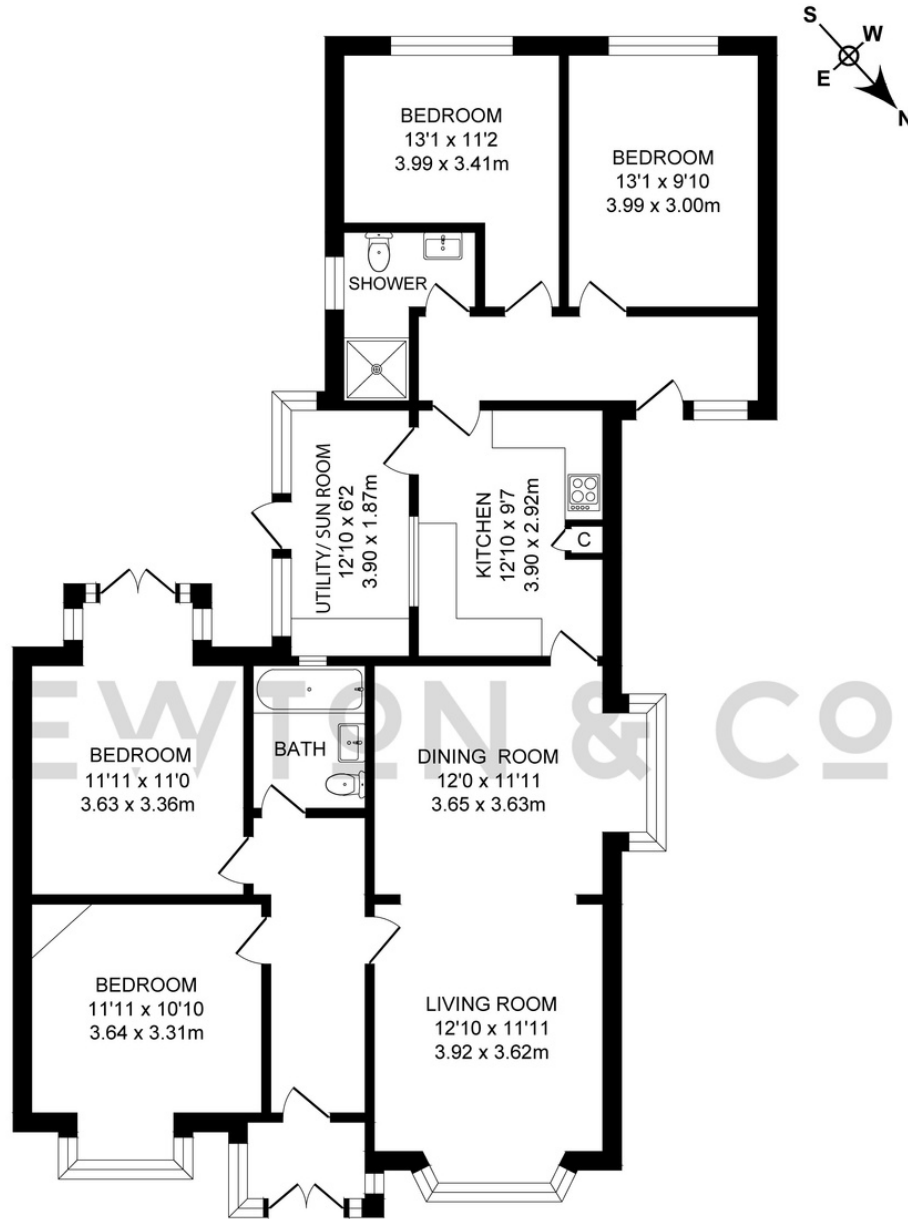
Make the most of the countryside on your doorstep with family picnics to High Rid reservoir or Saturday morning dog walks along the Middle Brook.

Enjoy shopping trips and days out at the nearby Middlebrook Retail Park where you will find a variety of shops and restaurants alongside a cinema and bowling alley.

Lostock County Primary School is just a short walk away with Cleavelands and Bolton School, just a short drive too.



NEWTON & CO



APPROX. FLOOR  
AREA 130.7 SQ.M  
(1407 SQ.FT.)

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Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Finer Details

- Semi- Detached True Bungalow
- Prestigious Location Backing Onto The Golf Course
- Four Double Bedrooms
- Two Reception Rooms
- Two Bath/Shower rooms
- Garden To Three Sides
- Shared Driveway With Parking
- Tenure: Leasehold- 999 years from 14 January 1924-  
Ground Rent- Cost- £6.50 p/a
- EPC Rated D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		





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LOSTOCK  
Bolton, BL6 4EA

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)

[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)

237A DARWEN RD, BROMLEY CROSS, BL7 9BS

